



CITY OF EDINA BOARD OF APPEAL & EQUALIZATION

Wednesday April 19, 2017

State Law requires the City Assessor to determine the market value and classification of all real property within the City of Edina as of January 2, 2017. These values and classifications will be the basis for property taxes payable in 2018. Also, by State Law the Board of Appeal and Equalization meets each year to hear appeals on market value or classification. **The Board does not hear appeals on amounts or rates of property taxation, or the percentage increase in market value from year-to-year.** The Board may sustain, increase, or decrease the Assessor's market value of the appellant's property, as the Board deems appropriate. The Board may not make changes benefiting a property in cases where the property owner does not permit the assessor to inspect the property and the interior of any buildings or structures

We encourage appellants to confer with the Assessing staff before the April 19th meeting. Often appeals can be resolved at the staff level and appellants do not need to appear before the Board. Please call 952-826-0365 if you wish to discuss your appeal with the Assessing staff.

In instances where the appraiser and the property owner cannot come to a mutual agreement on valuation, the Board of Appeal and Equalization is one of several avenues for an owner to make an appeal. The Board has requested that persons who want to appear before them complete and return an application form to the Assessing Department no later than Friday, April 14, 2017 at 4:30 p.m. This provides an opportunity for the Assessing staff to prepare a complete agenda and information packet for the Board of Appeal and Equalization meeting on Wednesday April 19, 2017 at 5:30 p.m. in the Council Chambers. An application form can be requested by calling 952-826-0365.

The Board will allow each appellant a ten minute presentation of their appeal. The Board will take the cases under advisement and will not be making any decisions on April 19th. The Board will reconvene on Wednesday May 3, 2017 to make their final decisions on the appeals. The staff report prepared for the Board's reconvened meeting may result in a valuation that is higher, lower or the same as the original assessed valuation. You may contact our office on May 3, 2017 prior to the meeting if you want to know the **staff** valuation conclusion which may or may not be the same as the Board's final determination.